

EVES Whangarei City Market Update

APRIL
2025

Regional Commentary

The Whangārei property market remained active throughout April, with 129 residential sales recorded across the district. The median sale price settled at \$730,000, reflecting continued demand in mid-tier property segments. Properties are taking a median of 50 days to sell, consistent with seasonal expectations and market conditions. Auction sales performed slightly better, achieving a median of 45 days to sell compared to 56 days via other sale methods—highlighting auctions as a more time-efficient strategy in the current climate. The \$500,000–\$600,000 price band was the most active, with

25 properties sold, suggesting strong buyer demand in this affordable yet quality tier. Notably, the \$300,000–\$400,000 range recorded the fastest median days to sell at just 29 days; however, there were fewer properties available. Overall, while the market remains price-sensitive, there is encouraging momentum in the sub-\$700,000 range. Well-priced, well-marketed properties are selling competitively, and auctions continue to demonstrate their value as an efficient selling method.

Nikki Boulcott - Branch Manager

Median Sales Price



\$610,000

April 2025

\$640,000

April 2024

4.68%

\$620,000

March 2025

1.61%

Number of Sales



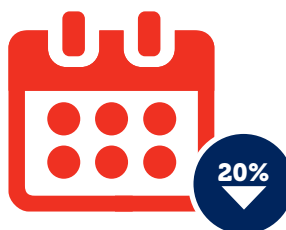
79

91

April 2024

13%

Median Days to Sell







46

58

April 2024

20%

	Area	Whangarei District	Kamo	Tikipunga	Maunu	Onerahi	Raumanga
	Median Sale Price	\$730,000	\$770,000	\$610,000	\$800,000	\$555,000	\$450,000
	Number of Sales	129	12	9	6	14	5
	Median Days to Sell	50	38	30	42	46	33

*Statistical Information Derived from The Real Estate Institute of New Zealand. Eren Limited and any contractor/employee is merely passing over the information. We cannot guarantee its accuracy and reliability as we have not checked, audited or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law Eren Limited and its contractors/employees do not accept any responsibility to any person for the accuracy of the information herein.